



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 29, 2006  
**AGENDA DATE:** December 6, 2006  
**PROJECT ADDRESS:** 1221 Chino Street (MST2003-00858)

**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *JH*  
 Allison De Busk, Associate Planner *AD*

### I. PROJECT DESCRIPTION

The current proposal is a request to extend the expiration date of the Tentative Maps approved by the Planning Commission on October 14, 2004 in Resolution 047-04. The Maps expired October 14, 2006. A two-year extension is requested pursuant to SBMC, §27.07.110. The applicant submitted the extension request on September 26, 2006, thereby satisfying the City's requirements for an extension request.

The project approved by the Planning Commission included the subdivision of a 15,000 square foot lot into two lots with two condominium units on each lot. The project results in one net new condominium unit, and the conversion of three existing units to condominiums. Each residential unit contains a two-car garage. The discretionary applications approved for the project by the Planning Commission were:

1. A Tentative Subdivision Map (TSM) to divide one parcel into two parcels (SBMC Chapter 27.07);
2. Two Tentative Subdivision Maps (TSMs) for one-lot subdivisions to create two condominium units on each newly created lot (SBMC Chapters 27.07 and 27.13); and
3. A Condominium Conversion Permit to convert two residential units into two condominium units (SBMC Chapter 28.88).

### II. SITE INFORMATION

Applicant:	Joseph H. Steuer	Property Owner:	Clint Lefler and Patricia Sturm
Parcel Number:	039-141-010	Lot Area:	15,000 s.f. total
General Plan:	Residential – 12 units/acre	Zoning:	R-2
Existing Use:	residential	Topography:	relatively flat

Adjacent Land Uses:

North - Residential  
South - Residential

East - Residential  
West - Residential

### **III. DISCUSSION**

According to SBMC 27.07.110.A, B and D, *Expiration and Extension of Tentative Maps*, the approval or conditional approval of a tentative map shall expire twenty-four (24) months from the date the map was approved or conditionally approved. The subdivider may request an extension of the tentative map approval or condition of approval by written application to the Staff Hearing Officer filed with the Community Development Department before the expiration of the tentative map. The Staff Hearing Officer may impose new conditions or revise existing conditions. An extension or extensions of tentative map approval or conditional approval shall not exceed in aggregate three (3) years beyond the expiration of the original twenty-four (24) month period.

The project has received building and public works permits to complete portions of the project, and the City Council approved the Parcel Map for a two-lot subdivision on August 15, 2006. A building permit for the two rear units (on Gillespie Way) has not yet been issued. The applicant returned to the ABR on October 30, 2006 at which time they approved changes to the approved plans for this building.

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitation, for the extension of time limits on an approved project where circumstances have not changed.

### **IV. RECOMMENDATION/FINDINGS**

The applicant has worked diligently toward recordation of the Map and construction of the improvements on site. The project continues to conform to the City's Zoning and Building Ordinances and policies of the General Plan. Therefore, Staff recommends that the Staff Hearing Officer approve the two-year time extension, to October 14, 2008, for the Tentative Maps and Condominium Conversion Permit, subject to the original conditions of approval in Exhibit A.

Exhibits:

- A. Planning Commission Resolution of Approval 047-04, dated October 14, 2004
- B. Applicant's letter, dated 25 September, 2006
- C. Site Plan

# EAST BEACH VENTURES

A CALIFORNIA CORPORATION

25 September, 2006

City of Santa Barbara  
Attention: Allison DeBusk  
630 Garden Street  
Santa Barbara, CA 93101


**Subject: 1221 Chino Street - APN 039-141-010 – Tentative Map time limit extension. - MST #2003 – 00858 – Resolution no. 047-04**

Dear Allison DeBusk,

We respectfully submit this letter requesting a two-year extension to the Tentative Map time limit established by the Planning Commission Conditions of Approval dated October 14<sup>th</sup>, 2004. The original two-year period will expire on October 14<sup>th</sup> 2006. The building department is requiring a change that is triggering our return to ABR for a Review After Final. Upon approval we will then be able to pull the permit for the second and final phase of the project. Though we may be able to pull the permit prior to the original expiration date we think it's in our client's best interest to request the extension. The requested extension will set a new expiration date of October 14<sup>th</sup> 2008. Thank you very much for your consideration in this matter.

Respectfully,

EAST BEACH VENTURES,  
a California corporation

By   
Joseph H. Steuer  
Associate

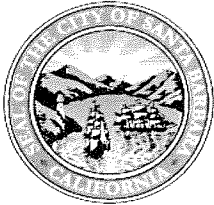
Distribution: Allison DeBusk  
File

**RECEIVED**

SEP 26 2006

CITY OF SANTA BARBARA  
PLANNING DIVISION





# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 047-04

1221 CHINO STREET

CONDOMINIUM CONVERSION PERMIT, TENTATIVE SUBDIVISION MAPS

OCTOBER 14, 2004

**APPLICATION OF CLINT LEFLER AND PATRICIA STRUM, PROPERTY OWNERS, 1221 CHINO STREET, APN: 039-141-010, R-2 TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2003-00858)**

The proposed project involves the subdivision of a 15,000 square foot lot into two parcels. Proposed Parcel A would be 7,950 square feet and Parcel B would be 7,050 square feet. Each newly created lot is proposed to be developed with two condominium units. This project would result in one net new residential unit, and the conversion of three existing residential units to condominiums.

The discretionary applications required for this project are:

1. Tentative Subdivision Map (TSM) to divide one parcel into two parcels (SBMC Title 27);
2. Two Tentative Subdivision Maps (TSMs) for one-lot subdivisions to create two condominium units on each newly created lot; and
3. Condominium Conversion Permit to convert existing residential rental units into condominiums (SBMC §28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 for new construction of residential structures and Section 15315 for minor divisions of land.

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak in favor of the application, and no one to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 5, 2004
2. Site Plans

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

A. **Tentative Maps (SBMC §27.07.100)**

The Tentative Subdivision Maps are consistent with the General Plan and the Zoning

Ordinance of the City of Santa Barbara. The proposed lots would satisfy the minimum lot size specified in the R-2 zone and the density requirements of the General Plan Land Use Designation of 12 units per acre. The site is physically suitable for the proposed condominium conversion and new condominium development, and the proposed use is consistent with the permitted density and vision for this neighborhood. The design of the project is not likely to cause substantial environmental damage and does not have the potential to injure fish or wildlife or their habitat based on the parcel's location away from sensitive habitat. The design of the development is not likely to cause serious public health problems or conflict with easements for access through or use of property within the proposed development. The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision, and the development would not discharge waste into an existing community sewer system in violation of existing requirements.

**B. Condominium Conversions (SBMC §28.88.120)**

1. All provisions of the Condominium Conversion Ordinance are met and the project will not be detrimental to the health, safety, and general welfare of the community.
2. The proposed conversion is consistent with the General Plan of the City of Santa Barbara. The project site has a twelve dwelling units per acre General Plan designation. The four proposed condominiums on the site would result in 11.6 dwelling units per acre, which is allowable under the Zoning Ordinance and consistent with the General Plan.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance.
4. The overall design (including project amenities) and physical condition of the conversion will result in a project that is aesthetically attractive, safe, and of quality construction. Elements listed in the submitted Physical Elements Report as having a useful life of five years or less would be repaired or replaced as necessary. In addition, other repairs as required by the Uniform Building Code, Uniform Housing Code, or required for health and safety would be satisfied as part of the conversion permit.
5. The existing rental units on the property were not "affordable" during the five years preceding the owner's application for conversion to condominiums. Therefore, the project is not subject to the affordability requirements specified in subsection 28.88.110.A of the Municipal Code.
6. No tenants occupied the three existing residences when the conversion application was submitted to the City for review. The only residents on the property since the submission of the conversion application are the property owners. Therefore, the finding regarding the owner providing assistance to tenants wishing to purchase their units does not apply to this project.

7. The finding regarding compliance with section 28.88.130 of the Municipal Code does not apply to this project because the project has fewer than four units being converted.

C. **New Condominiums (SBMC §27.13.080)**

1. There is compliance with all provisions of the City's Condominium Ordinance.  
The project complies with the density requirements of the General Plan and Zoning Ordinance. Each unit includes private laundry facilities, separate utility metering, adequate unit size and the required outdoor living space. The applicant is requesting that the required 300 cubic feet of storage area for each unit be waived as allowed by the ordinance, since an enclosed garage is proposed for each unit.
2. The proposed development is consistent with the General Plan of the City of Santa Barbara.  
The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.
3. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.  
The project is an infill residential project proposed in an area where residential is a permitted use. The project is adequately served by public streets (Chino Street and Gillespie Way), will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and density appropriate.

II. Said approval is subject to the following conditions:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner with the Parcel Map on an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property" which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director:
  1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any drainage facilities and for the continued

maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.

2. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).
3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
4. **Water Rights Assignment.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall assign to the City of Santa Barbara the exclusive right to extract water from under the Real Property. Said assignment and any related agreements are subject to the review and approval of the City Attorney and the City Public Works Director. Said agreement shall be recorded in the Office of the County Recorder.
5. **Allowed Development.** The development of the Real Property approved by the Planning Commission on October 14, 2004 is limited to the subdivision of a 15,000 square foot lot into two parcels; Parcel A would be 7,950 square feet and Parcel B would be 7,050 square feet. Parcel A would have two dwelling units with a maximum of 3,414 square feet of building area and four covered parking stalls, Parcel B would have two dwelling units with a maximum of 3,596 square feet of building area and four covered parking stalls, and the improvements shown on the Tentative Subdivision Map and Development Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
  - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
  - b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.



- c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
  - d. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition and which also provides that such covenants may be enforced by the owners' association in accordance with the requirements of the state Subdivision Sales Law.
- 7. **Street Tree Protection.** The 52" diameter at breast height eucalyptus tree within the City's Chino Street right-of-way shall be preserved and protected. The smaller eucalyptus tree near the proposed driveway may be removed, but shall be replaced with an appropriate street tree in a location acceptable to the City arborist.
  - 8. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the City Land Development Engineer.
- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review ABR:
- 1. **Minimize Visual Effect of Paving.** Textured and/or colored pavement shall be used in the project's driveway areas to minimize the visual effect of the expanse of paving.
  - 2. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.
  - 3. **Sidyard Setback.** Study allowing a side yard setback modification for the Chino Street building to reduce the garage width and overall size, bulk and scale of the structure. The Planning Commission would support approval of a modification by the Modification Hearing Officer to match the existing building encroachment, including at least the same openings as exist now.
  - 4. **Emulate Neighborhood Architecture.** Encourage the ABR to work with the applicant to preserve the street presence of the other buildings and/or add openings along the Chino Street frontage to emulate the neighborhood craftsman style.
  - 5. **Differentiated Pavement for Pedestrians.** Provide differentiated pavement for pedestrians along the Gillespie Way driveway similar to that provided for the Chino Street driveway.

- C. **Parcel Map Submittal.** The Owner shall submit to the Public Works Department, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
- D. **Public Works Submittal Prior to Building Permit Issuance.** The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the issuance of a Building Permit for the project:
  - 1. **Chino Street Improvement Plans.** Improvement plans for construction of improvements on Chino Street. As determined by the Public Works Department, the improvements shall include replacement of City standard sidewalk, curb, gutter, driveway apron, underground utilities, one (1) residential streetlight to City standard subject to ABR review of the proposed fixture, preserve and/or reset contractor stamp and/or survey monuments, drought-tolerant parkway landscaping, street trees and provide adequate positive drainage. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of the City Arborist. The public improvement/building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.
  - 2. **Gillespie Way Improvement Plans.** Improvement plans for construction of improvements on Gillespie Way. As determined by the Public Works Department, the improvements shall include crack seal to the centerline of the street, underground utilities, preserve and/or reset contractor stamp and/or survey monuments, and provide adequate positive drainage. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of the City Arborist. The public improvement/building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.
  - 3. **Hydrology Calculations.** All drainage conveyance systems shall be designed to convey the 25-year storm event. If additional drainage conveyance structures are needed based on the review of the results of the hydrology calculations, the improvements shall be constructed prior to Certificate of Occupancy, prior to obtaining the Condo Conversion Permit from Building and Safety, and prior to recordation of the Parcel Map, at the sole expense of the Owner.
  - 4. **Storm Water Quality Control.** The Owner shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.
  - 5. **Agreement for Land Development Improvements.** An Executed Agreement for Land Development Improvements and improvement security for construction of improvements.
  - 6. **Dedication(s).** Grant an easement to the City for the purpose of routing the existing Chino Street sidewalk around the existing eucalyptus ficifolia.

- E. **Required Prior to Building Permit Issuance.** The following shall be finalized and specified in written form and submitted with the application for a building permit:
1. **Zoning Compliance Declaration.** Prior to the issuance of building permits the Owner shall record a Zoning Compliance Declaration stating that no dwelling units in excess of the maximum allowed by law shall be developed or maintained on the property, and establishing that no portion of any permitted residential unit shall be used as a separate dwelling unit.
  2. **Physical Elements Report.** All items in the Physical Elements Report by Takaichi/Crowell Construction identified as not being in working order, or identified as having a useful life of 5 years or less, must be addressed as part of the building permit application. Additionally, the minimum life safety standards must be met. These include but are not limited to egress windows, smoke detectors, water heater strapping, replacing dangerous and outdated wiring and seismic upgrade as specified in the City of Santa Barbara's Residential Voluntary Seismic Upgrade Program.
  3. **Pest Report.** The repairs recommended in the Wood Destroying Pests and Organisms Inspection Report (Lenz Pest Control, January 6, 2004) shall be completed prior to the issuance of a Certificate of Occupancy for the conversion.
- F. **Building Permit Plan Requirements.** The following requirements shall be incorporated into the construction plans submitted to the Building & Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:
1. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the

most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

2. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If cultural resources are encountered or suspected, work shall be halted or redirected immediately and the City Environmental Analyst shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

3. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, pursuant to Santa Barbara Municipal Code Section 14.20.020, Water Saving Devices, subject to the approval of the Water Resources Management Staff.
4. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 8:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below:

New Year's Day	January 1 <sup>st</sup> *
Martin Luther King's Birthday	3 <sup>rd</sup> Monday in January
Presidents' Day	3 <sup>rd</sup> Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4 <sup>th</sup> *
Labor Day	1 <sup>st</sup> Monday in September
Thanksgiving Day	4 <sup>th</sup> Thursday in November
Following Thanksgiving Day	Friday after Thanksgiving Day
Christmas Day	December 25 <sup>th</sup> *

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

5. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

6. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
7. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
8. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____ Property Owner		_____ Date
_____ Contractor	_____ Date	_____ License No.
_____ Architect	_____ Date	_____ License No.
_____ Engineer	_____ Date	_____ License No.

G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Recordation of the Parcel Map.** The Parcel Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with the current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance.
2. **Recordation of the Agreement Relating to Subdivision Map Conditions Imposed on Real Property.**
3. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified Arborist.
4. **Complete Public Improvements.** Public improvements as shown in the improvement/building plans.
5. **Cross Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
6. **Utilities Undergrounded.** Place utilities underground from the transmission source and within the Real Property.
7. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.

**NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:**

The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval, per SBMC Section 28.07.110.a & .b, unless the subdivider requests an extension of time, not to exceed two (2) years beyond the expiration of the original two (2) years expiration date or per the allowances provided in the Subdivision Map Act.

This motion was passed and adopted on the 14th day of October, 2004 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

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Liz N. Ruiz, Planning Commission Secretary

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Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.





RECEIVED

OCT 04 2004

CITY OF SANTA BARBARA  
PLANNING DIVISION



Residential Remodel & Addition for  
Shum/Leifer  
1221 Chino St. 1218 & 1230 Gillespie Way  
Santa Barbara, CA 93103



Project No.  
1221 Chino St. 1218 & 1230 Gillespie Way  
Santa Barbara, CA 93103

Scale  
1" = 10'-0"

Site Plan

A1.1

